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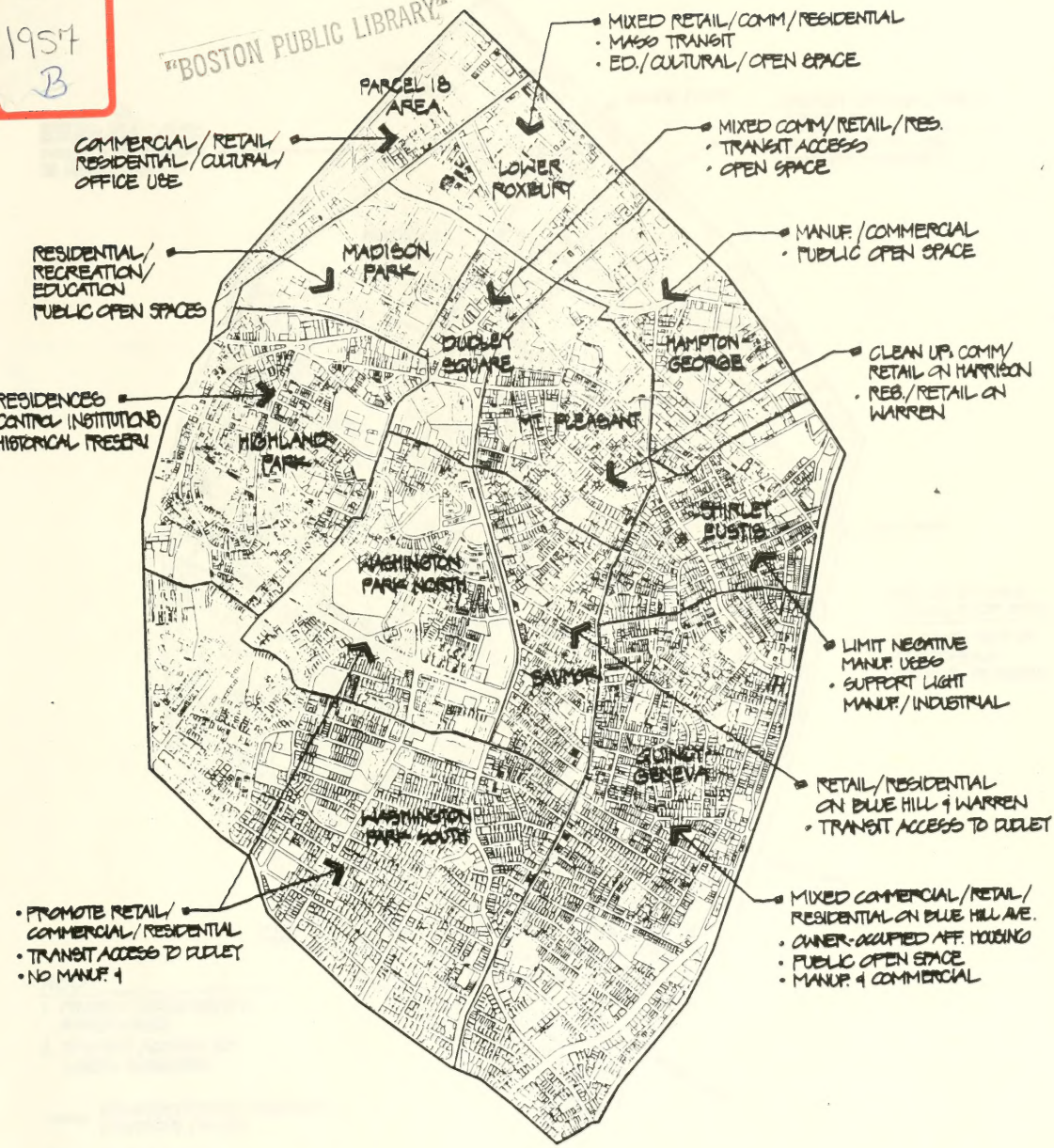
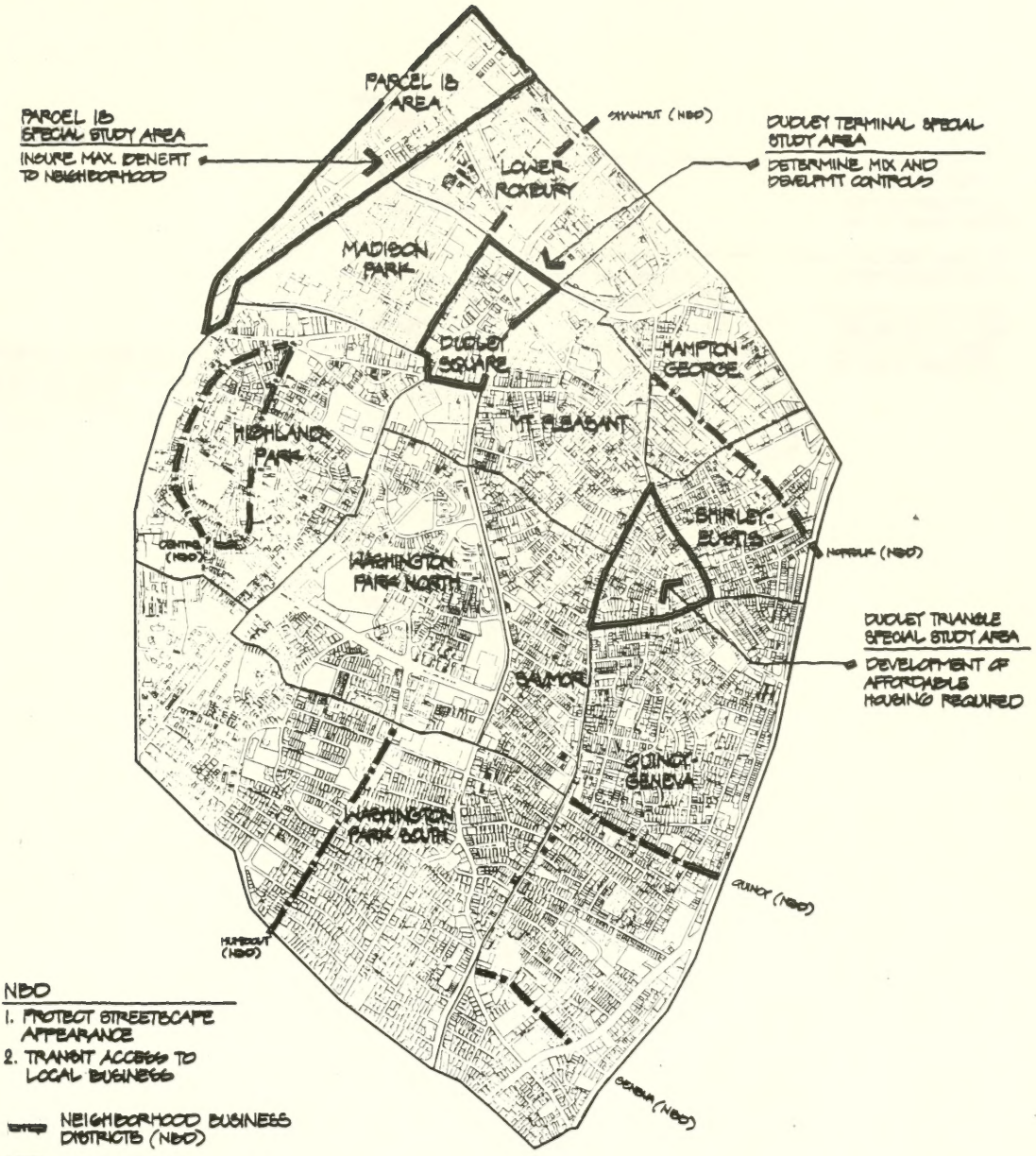


IPOD ANALYSIS: DISTRICT DESCRIPTION

ROXBURY VISIONS STUDY

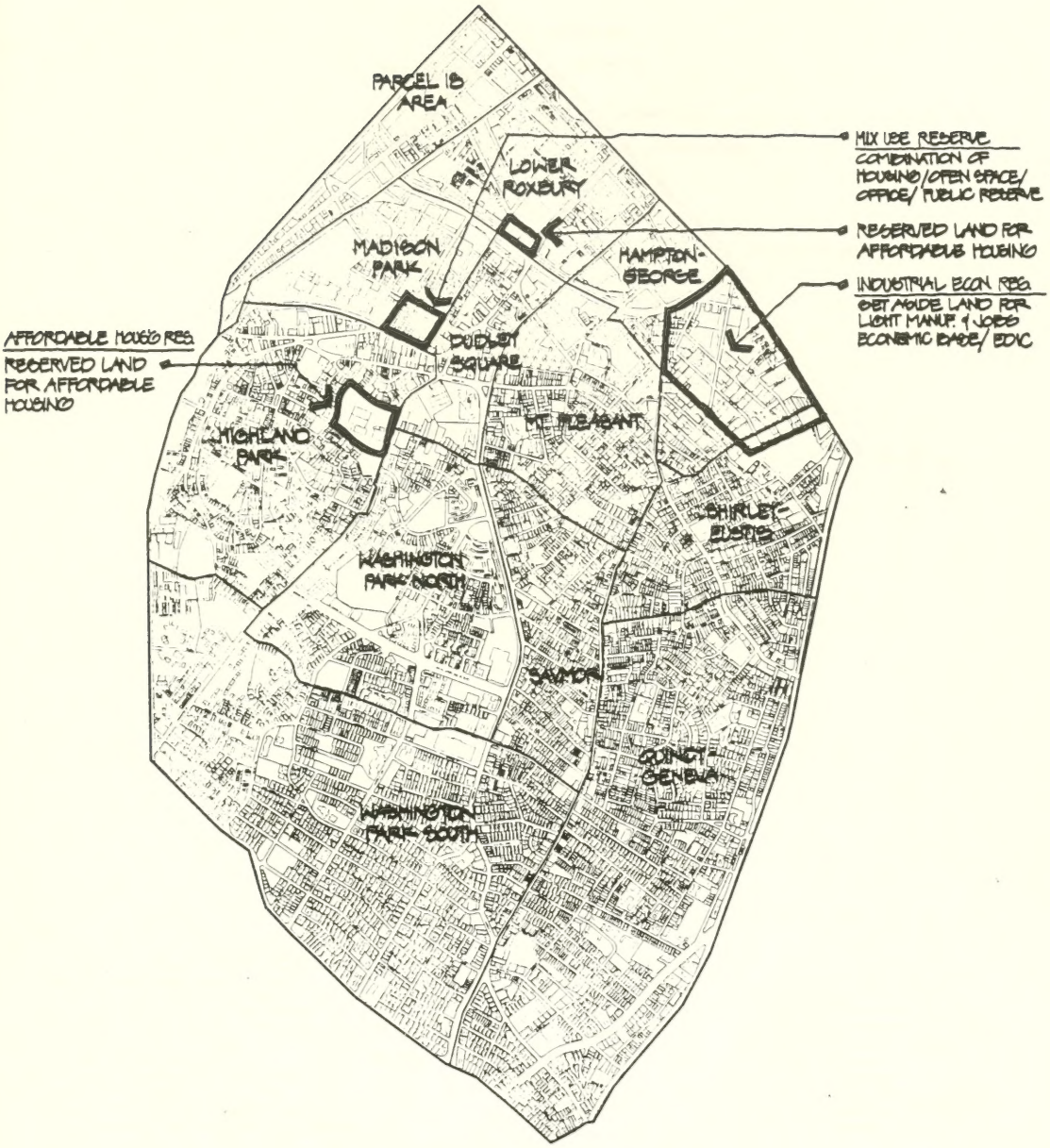
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



IPOD ANALYSIS: BUSINESS DISTRICTS & STUDY AREAS

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



IPOD ANALYSIS: RESERVE DISTRICTS

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

(BPD)

BOULEVARD PLANNING DISTRICTS

- PROMOTE DISTRICTS AS GATEWAYS
- MIXED USE COMMERCIAL CENTERS
- ENCOURAGE MIXED USE BY PROVIDING EMPLOYMENT OPPORTUNITIES, SERVICES, AND AFFORDABLE HOUSING
- PROMOTE ECONOMIC VIABILITY
- PRESERVATION OF OPEN SPACE AND HISTORIC STRUCTURES
- DEVELOP PARKING AND TRANSIT ACCESS
- DESIGN GUIDELINES TO ENHANCE DISTRICTS

PROCESS

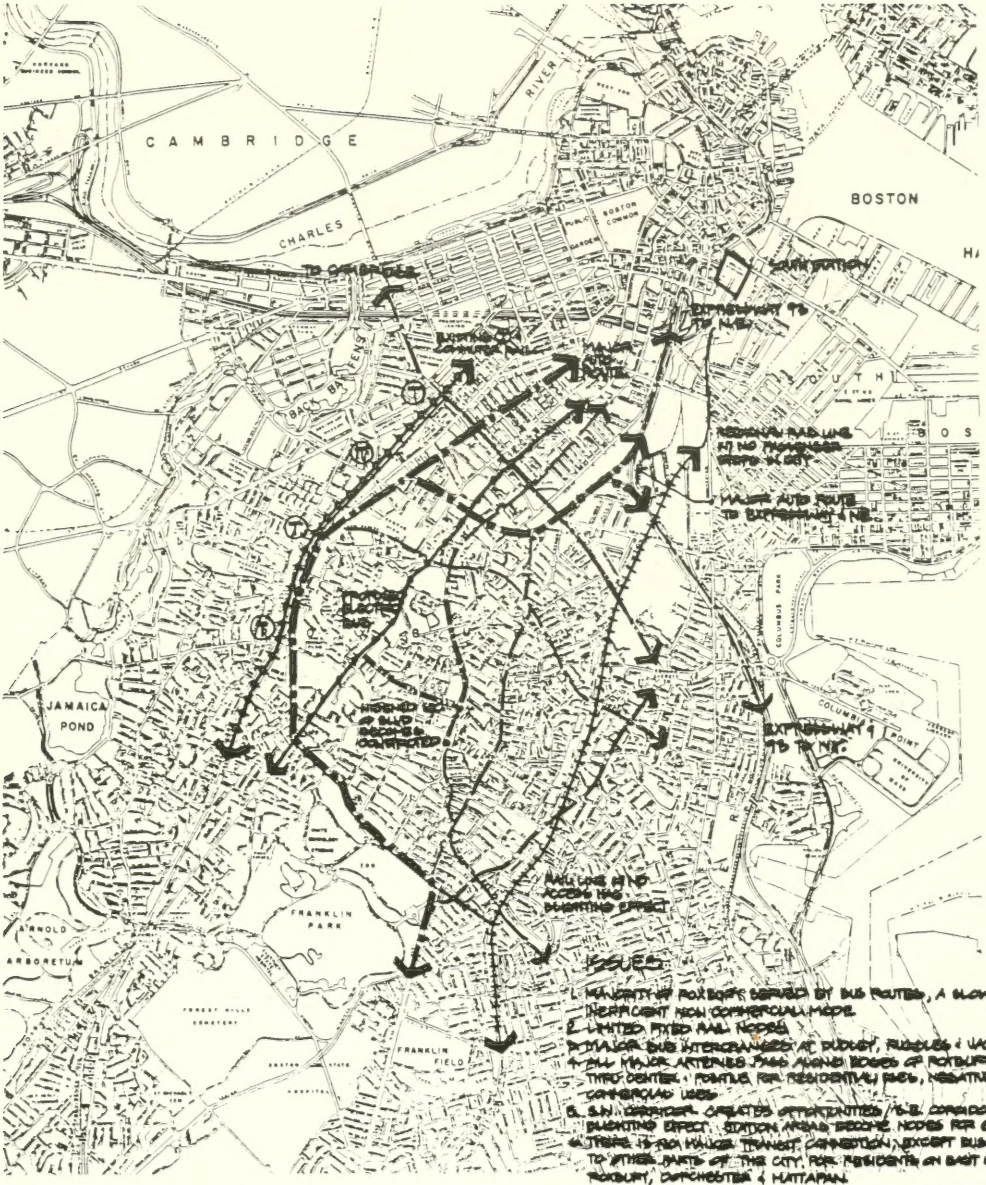
REQUIRES COMMUNITY & BRA REVIEW FOR:

- HEIGHT / MASSING
- TRANSIT
- PARKING
- OPEN SPACE, LANDSCAPE
- HISTORIC PRESERVATION
- SIGNS

IPOD ANALYSIS: BOULEVARD PLANNING DISTRICTS

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


CAMBRIDGE
CHARLES
RIVER
BOSTON
SOUTH STATION
TO CAMBRIDGE
EXPRESSWAY TO I-93
BUSWAY OR COMMUTER RAIL
MAJOR BUS ROUTE
BACK BAY
REGIONAL RAIL LINE W/ NO PASSENGER STOPS IN DIST.
MAJOR AUTO ROUTE TO EXPRESSWAY & I-93
JAMAICA POND
MISSING LINK IN BLVD BECOMES CONNECTED
EXPRESSWAY TO I-93
RAIL LINE W/ NO ACCESS HAS BLIGHTING EFFECT
FRANKLIN PARK
ARNOLD ARBORETUM
FRANKLIN FIELD
ISSUES
1. MAJORITY OF ROXBURY SERVED BY BUS ROUTES, A SLOW INEFFICIENT NON-COMMERCIAL MODE
2. LIMITED FIXED RAIL ACCESS
3. MAJOR BUS INTERCHANGES AT DUDLEY, FIELDS & JACKSON SQ.
4. ALL MAJOR ARTERIES PASS ALONG EDGES OF ROXBURY NOT THRU CENTER. POSITIVE FOR RESIDENTIAL USES, NEGATIVE FOR COMMERCIAL USES
5. S.W. CORRIDOR CREATES OPPORTUNITIES / S.E. CORRIDOR CREATES BLIGHTING EFFECT. STATION AREAS BECOME NODES FOR GROWTH
6. THERE IS NO MAJOR TRANSIT CONNECTION, EXCEPT BUS ROUTES TO OTHER PARTS OF THE CITY, FOR RESIDENTS ON EAST SIDE OF ROXBURY, DORCHESTER & MATTAPAN.
7. MLK BLVD, WARREN ST., BLUE HILL AVE. ALL HAVE PARTIALLY WIDENED AND IMPROVED SECTIONS BUT CONSTRICT AFFECTING TRAFFIC IN SEVERAL LOCATIONS

TRANSPORTATION ISSUES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

CAMBRIDGE
CHARLES
RIVER
BOSTON
BACK BAY
SOUTH
BOSTON
ELEC. BUS ROUTE IN DUDLEY ST.
PARK & RIDE
ROADWAY TO MOVE TRAFFIC DOWNTOWN
MAIN BUS ENTRY
ACCESS TO DOWNTOWN
JAMAICA POND
ELEC. BUS SERVICE TO SUPPORT LOCAL DOWNTOWN GROWTH
PARK & RIDE
S.E. CORRIDOR
FRANKLIN PARK
ARNOLD ARBORETUM
FRANKLIN FIELD
COLUMBIA POINT
1. CREATE INTERIOR ELEC. BUS ROUTE ON DUDLEY ST. CONNECTING RAIL LINES OF BUS & SE CORRIDOR.
2. CREATE SE CORRIDOR FIXED RAIL TRANSIT TO GIVE ROX. RESID. MATT. ACCESS TO DOWNTOWN AND NEIGHBORS (LARGEST WORKFORCE IN ROX)
3. CREATE PARK & RIDE FACILITIES ALONG SE CORR. TO ENCOURAGE DRIVERS TO TAKE T & REDUCE DOWNTOWN TRAFFIC & PARKING DEMANDS
4. LENGTHEN MLK BLVD TO CREATE EAST/WEST LINK
5. PROVIDE ROADWAY PARALLEL TO SE CORRIDOR TO MOVE FLYOR TRAFFIC TO THE PERIMETER

TRANSPORTATION POSSIBILITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

OPEN SPACE ISSUES

ROXBURY VISIONS STUDY

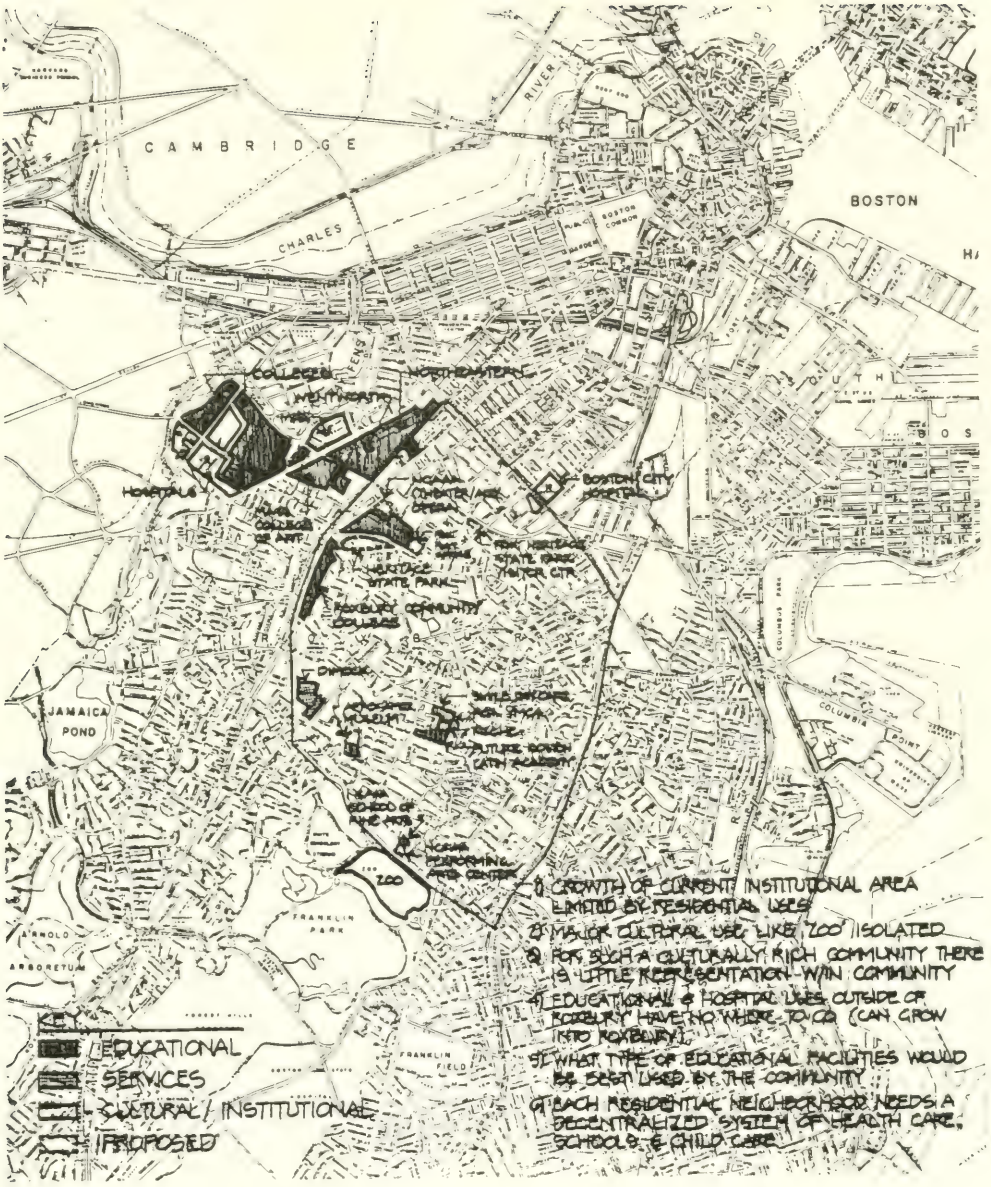
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

CAMBRIDGE
CHARLES
RIVER
BOSTON
LINK BETWEEN PERRY S.W. CORRIDOR & MELNEA CASS BLVD.
MELNEA CASS EASTLINK
CONNECTION BETWEEN MELNEA CASS & POSSIBLE LINEAR PARK
POTENTIAL LINK
POSSIBLE LINEAR PARK
LINK BETWEEN S.W. CORR. & FRANKLIN PK.
JAMAICA POND
LOCAL PARK & PLAYFIELDS NEEDED
FOCAL PTS. AS GATEWAYS INTO PARK
STREETS LEADING TO PARK
LINK ARBORETUM & FRANKLIN PK.
ARNOLD ARBORETUM
FRANKLIN
POSSIBILITIES
1) ENCOURAGE LOCAL GREEN SPACE AS CATALYST FOR RESIDENTIAL DEVELOPMENT.
2) PROMOTE & REINFORCE A RING OF GREEN SPACE AROUND ROXBURY
3) USE BIKEPATHS & WALKS TO CREATE LINKS BETWEEN PARKS
4) CREATE A LINEAR PARK ALONG MIDLAND RAIL LINE.
5) USE TREES & OTHER PLANTING TO LINK PARKS
6) REINFORCE VISUAL CONNECTION LEADING TO FRANKLIN PARK

OPEN SPACE POSSIBLITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


CAMBRIDGE
CHARLES
RIVER
BOSTON
COLLEGES
HOSPITALS
BOSTON CITY HOSPITAL
HERITAGE STATE PARK
JAMAICA POND
ZOO
FRANKLIN PARK
ARNOLD ARBORETUM
FRANKLIN FIELD
COLUMBIA POINT
1) GROWTH OF CURRENT INSTITUTIONAL AREA LIMITED BY RESIDENTIAL USES
2) MAJOR CULTURAL USE LIKE ZOO ISOLATED
3) FOR SUCH A CULTURALLY RICH COMMUNITY THERE IS LITTLE REPRESENTATION W/IN COMMUNITY
4) EDUCATIONAL & HOSPITAL USES OUTSIDE OF ROXBURY HAVE NO WHERE TO GO (CAN GROW INTO ROXBURY)
5) WHAT TYPE OF EDUCATIONAL FACILITIES WOULD BE BEST USED BY THE COMMUNITY
6) EACH RESIDENTIAL NEIGHBORHOOD NEEDS A DECENTRALIZED SYSTEM OF HEALTH CARE, SCHOOLS & CHILD CARE
EDUCATIONAL
SERVICES
CULTURAL / INSTITUTIONAL
PROPOSED

EDUCATIONAL / CULTURAL / SERVICES - ISSUES

ROXBURY VISIONS STUDY

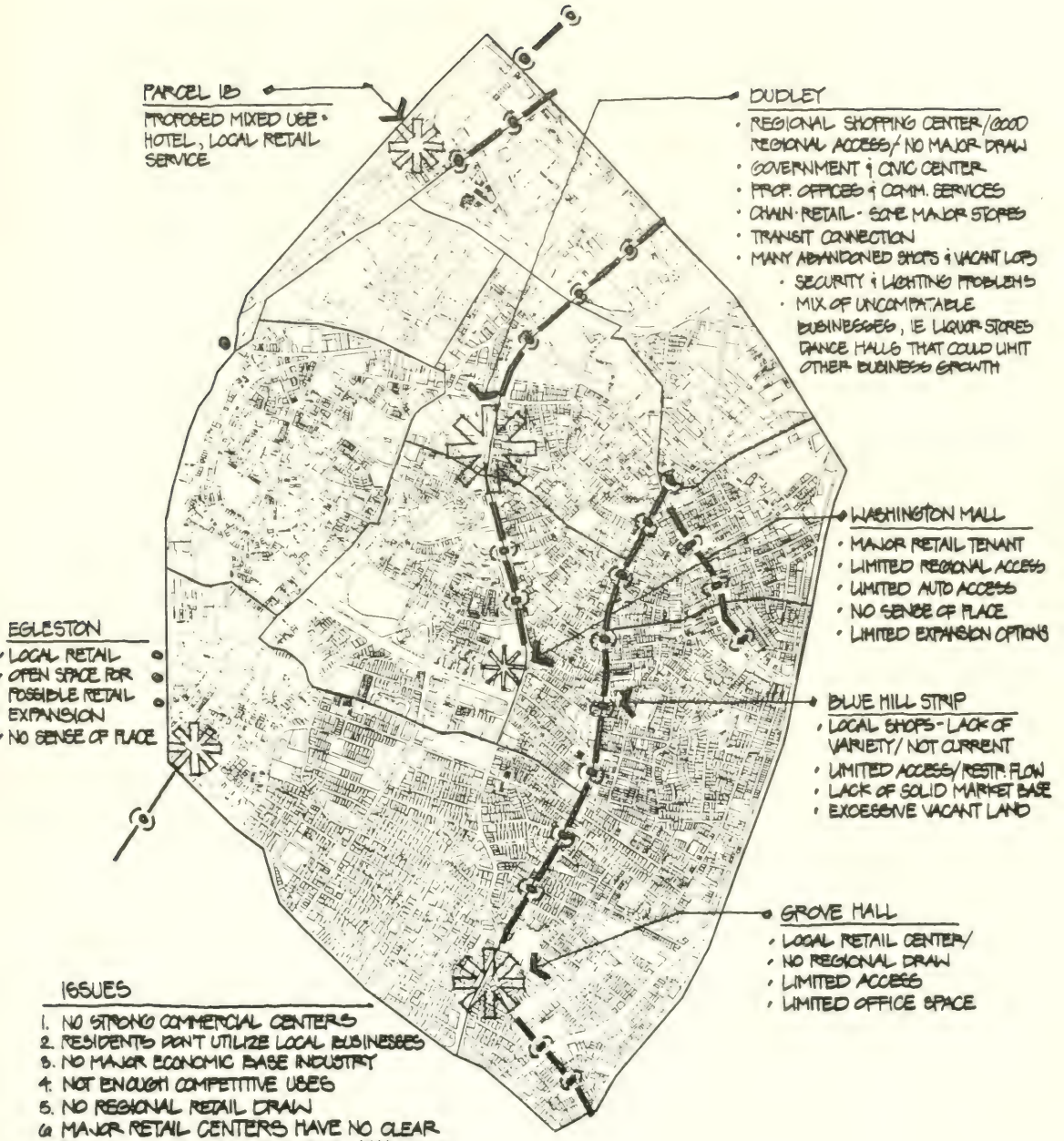
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

CAMBRIDGE
RIVER
CHARLES
BOSTON
SOUTH
BOS
BACK BAY
FENS
EXISTING EDUCATIONAL/ CULTURAL CORE
ED./ INST./ OFFICE DEVEL. POSSIBILITY
ADDITIONAL SERVICE CORES COULD BE PROVIDED
BOAST LIBRARY/ SCHOOL ELDERLY SERVICES
EXISTING YOUTH DEVELOPMENT CORE COULD BE SUPPORTED AND FURTHER EXPANDED BY GREATER TRANSIT ACCESS
ARNOLD ARBORETUM
FRANKLIN FIELD
1) DEVELOP NEW AREAS W/IN ROXBURY THAT CAN PROVIDE ADJACENT SPACE FOR THE INSTITUTIONS OUTSIDE OF ROXBURY
2) REINFORCE ISOLATED USES W/OTHER USES - SQUARES/ PARKS/ MONUMENTS
3) IDENTIFY MORE LAB & BACK OFFICE SPACE W/IN ROXBURY FOR EDUCATIONAL & HOSPITAL USES TO GROW.
4) VOCATIONAL AS WELL AS HIGHER ED. FACILITIES MIGHT BEST SERVE ROXBURY
5) CREATE ED./ INST./ OFFICE DEVELOPMENT AT WASH. ST. & MELNEA CASS BLVD.
6) REINFORCE SERVICE/ INST. CORE OF M.L.K. BLVD. & WARREN ST.
7) CREATE SMALLER NEIGHBORHOOD SERVICE CORES - CAN COMBINE WITH OTHER RETAIL/ COMMERCIAL DEVEL.
8) DEVELOPMENT EAST OF BLUE HILL COULD USE ADDITIONAL SERVICE CORES.

EDUCATIONAL / CULTURAL / SERVICES - POSSIBILITIES

ROXBURY VISIONS STUDY

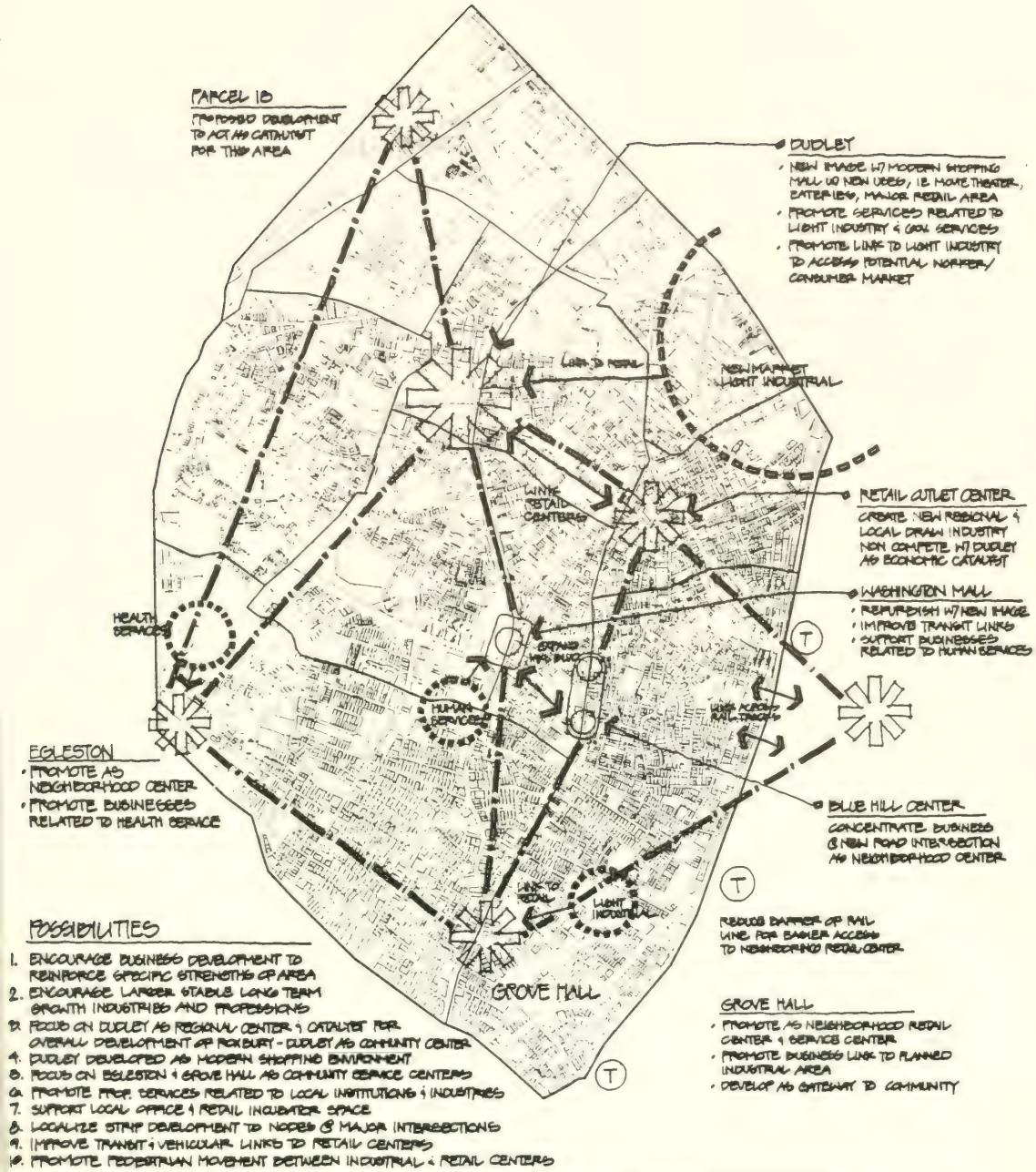
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


PARCEL 18
PROPOSED MIXED USE - HOTEL, LOCAL RETAIL SERVICE
DUDLEY
• REGIONAL SHOPPING CENTER/GOOD REGIONAL ACCESS/ NO MAJOR DRAW
• GOVERNMENT & CIVIC CENTER
• PROF. OFFICES & COMM. SERVICES
• CHAIN-RETAIL - SOME MAJOR STORES
• TRANSIT CONNECTION
• MANY ABANDONED SHOPS & VACANT LOTS
• SECURITY & LIGHTING PROBLEMS
• MIX OF UNCOMPATABLE BUSINESSES, IE LIQUOR STORES DANCE HALLS THAT COULD LIMIT OTHER BUSINESS GROWTH
WASHINGTON MALL
• MAJOR RETAIL TENANT
• LIMITED REGIONAL ACCESS
• LIMITED AUTO ACCESS
• NO SENSE OF PLACE
• LIMITED EXPANSION OPTIONS
EGLESTON
• LOCAL RETAIL
• OPEN SPACE FOR POSSIBLE RETAIL EXPANSION
• NO SENSE OF PLACE
BLUE HILL STRIP
• LOCAL SHOPS - LACK OF VARIETY/ NOT CURRENT
• LIMITED ACCESS/ RESTR. FLOW
• LACK OF SOLID MARKET BASE
• EXCESSIVE VACANT LAND
GROVE HALL
• LOCAL RETAIL CENTER/
• NO REGIONAL DRAW
• LIMITED ACCESS
• LIMITED OFFICE SPACE
ISSUES
1. NO STRONG COMMERCIAL CENTERS
2. RESIDENTS DON'T UTILIZE LOCAL BUSINESSES
3. NO MAJOR ECONOMIC BASE INDUSTRY
4. NOT ENOUGH COMPETITIVE USES
5. NO REGIONAL RETAIL DRAW
6. MAJOR RETAIL CENTERS HAVE NO CLEAR PHYSICAL LANDMARKS TO ESTABLISH VISUAL IDENTITY/ NO SENSE OF PLACE

RETAIL ISSUES

ROXBURY VISIONS STUDY

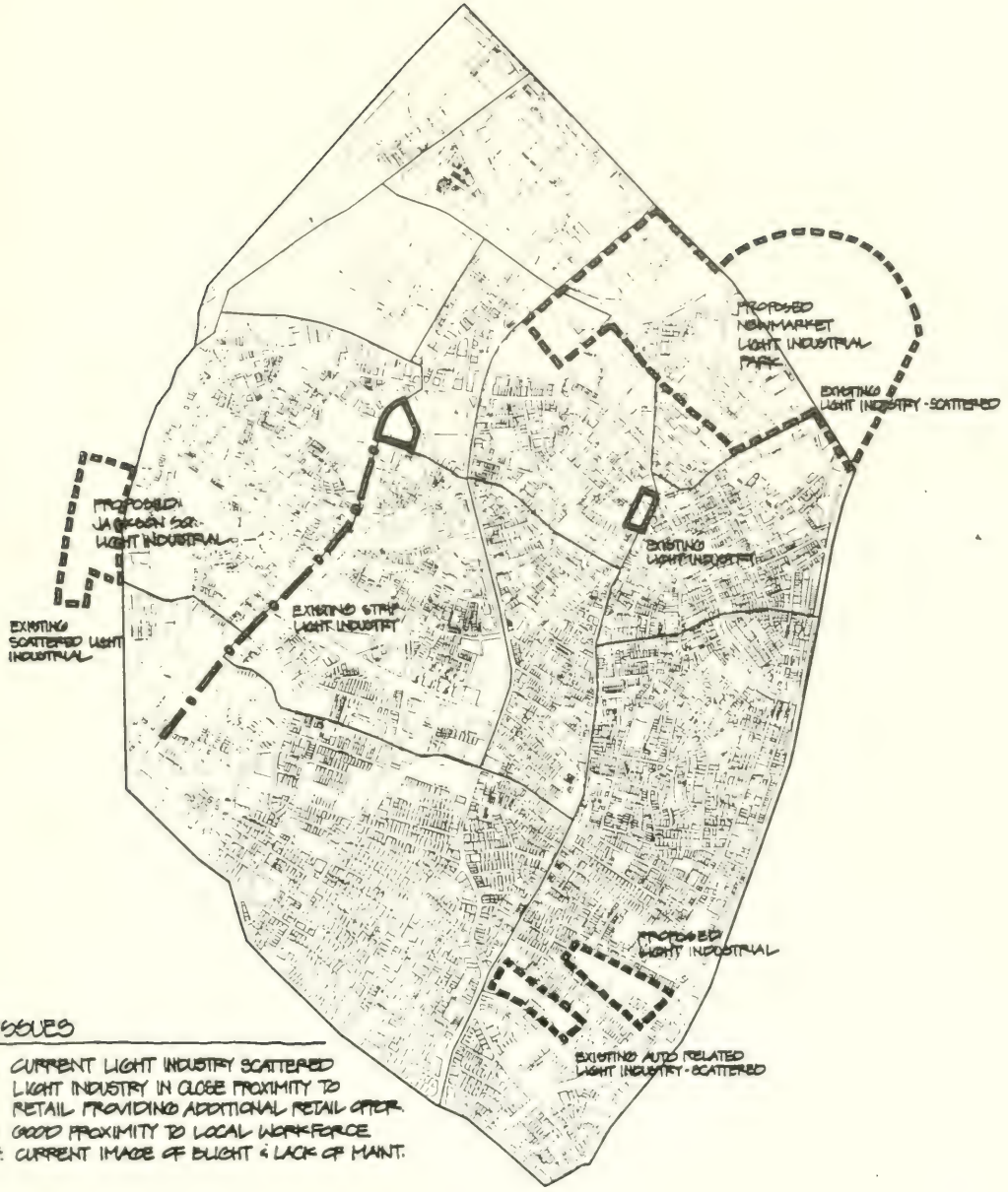
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


PARCEL 10
PROPOSED DEVELOPMENT TO ACT AS CATALYST FOR THIS AREA
DUDLEY
• NEW IMAGE W/ MODERN SHOPPING MALL W/ NEW USES, I.E. MOVIE THEATER, EATERIES, MAJOR RETAIL AREA
• PROMOTE SERVICES RELATED TO LIGHT INDUSTRY & GOV. SERVICES
• PROMOTE LINK TO LIGHT INDUSTRY TO ACCESS POTENTIAL NORTHERN/ CONSUMER MARKET
LINK TO RETAIL
NEW MARKET LIGHT INDUSTRIAL
WHITE RETAIL CENTERS
RETAIL OUTLET CENTER
CREATE NEW REGIONAL & LOCAL DRAW INDUSTRY NOW COMPETE W/ DUDLEY AS ECONOMIC CATALYST
WASHINGTON MALL
• REFURBISH W/ NEW IMAGE
• IMPROVE TRANSIT LINKS
• SUPPORT BUSINESSES RELATED TO HUMAN SERVICES
HEALTH SERVICES
EXPAND HUB BUSES
HUMAN SERVICES
WHITE KOONEY RAIL TRACKS
EGLESTON
• PROMOTE AS NEIGHBORHOOD CENTER
• PROMOTE BUSINESSES RELATED TO HEALTH SERVICE
BLUE HILL CENTER
CONCENTRATE BUSINESS @ NEW ROAD INTERSECTION AS NEIGHBORHOOD CENTER
LINK TO RETAIL
LIGHT INDUSTRIAL
REDUCE BARRIER OF RAIL LINE FOR EASIER ACCESS TO NEIGHBORHOOD RETAIL CENTER
GROVE HALL
GROVE HALL
• PROMOTE AS NEIGHBORHOOD RETAIL CENTER & SERVICE CENTER
• PROMOTE BUSINESS LINK TO PLANNED INDUSTRIAL AREA
• DEVELOP AS GATEWAY TO COMMUNITY
POSSIBILITIES
1. ENCOURAGE BUSINESS DEVELOPMENT TO REINFORCE SPECIFIC STRENGTHS OF AREA
2. ENCOURAGE LARGER STABLE LONG TERM GROWTH INDUSTRIES AND PROFESSIONS
3. FOCUS ON DUDLEY AS REGIONAL CENTER & CATALYST FOR OVERALL DEVELOPMENT OF ROXBURY - DUDLEY AS COMMUNITY CENTER
4. DUDLEY DEVELOPED AS MODERN SHOPPING ENVIRONMENT
5. FOCUS ON EGLESTON & GROVE HALL AS COMMUNITY SERVICE CENTERS
6. PROMOTE PROF. SERVICES RELATED TO LOCAL INSTITUTIONS & INDUSTRIES
7. SUPPORT LOCAL OFFICE & RETAIL INCUBATOR SPACE
8. LOCALIZE STRIP DEVELOPMENT TO NODES @ MAJOR INTERSECTIONS
9. IMPROVE TRANSIT & VEHICULAR LINKS TO RETAIL CENTERS
10. PROMOTE PEDESTRIAN MOVEMENT BETWEEN INDUSTRIAL & RETAIL CENTERS

RETAIL POSSIBILITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



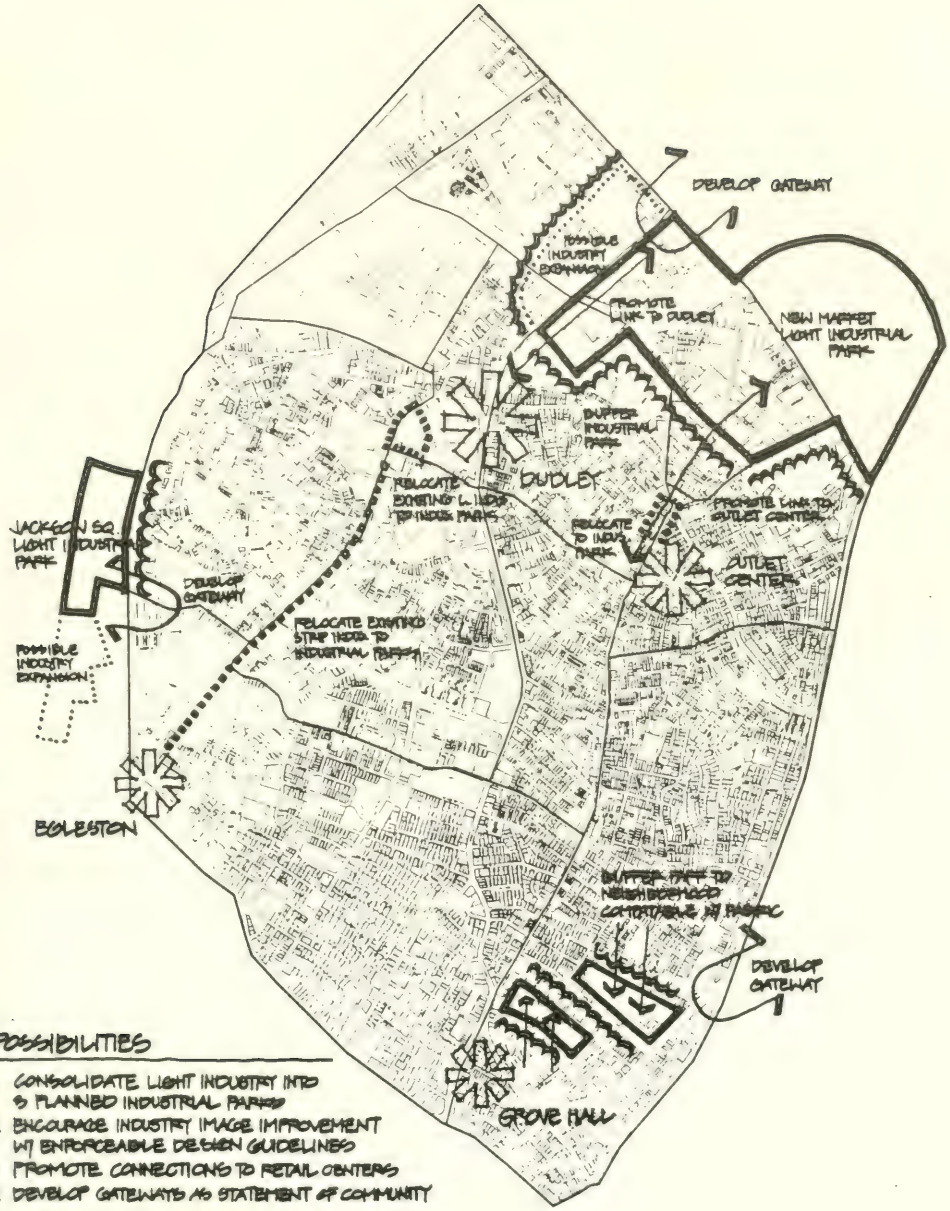
ISSUES

1. CURRENT LIGHT INDUSTRY SCATTERED
2. LIGHT INDUSTRY IN CLOSE PROXIMITY TO RETAIL PROVIDING ADDITIONAL RETAIL OPTION.
3. GOOD PROXIMITY TO LOCAL WORKFORCE
4. CURRENT IMAGE OF BLIGHT & LACK OF MAINT.

LIGHT INDUSTRY ISSUES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



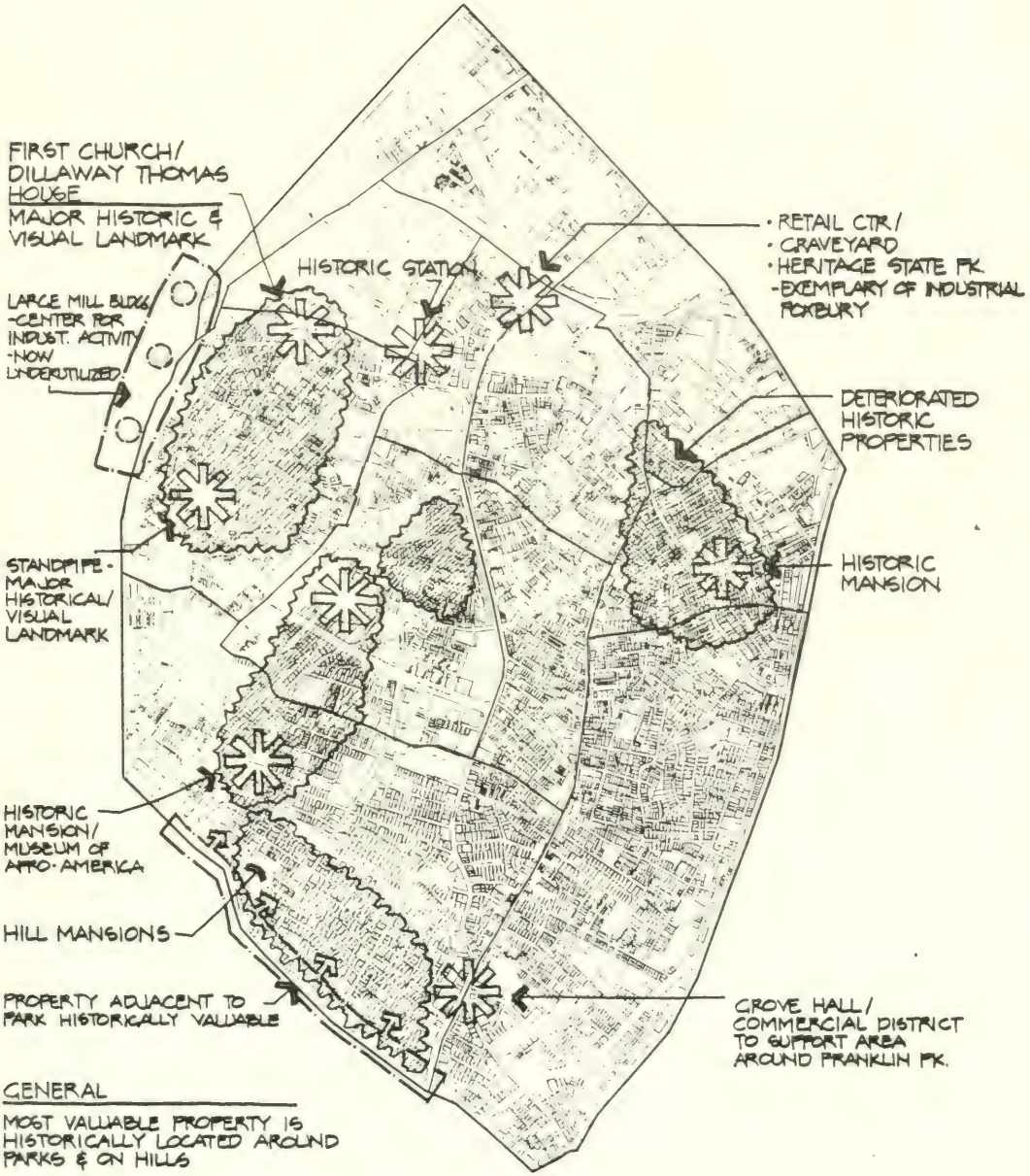
POSSIBILITIES

1. CONSOLIDATE LIGHT INDUSTRY INTO 3 PLANNED INDUSTRIAL PARKS
2. ENCOURAGE INDUSTRY IMAGE IMPROVEMENT W/ ENFORCEABLE DESIGN GUIDELINES
3. PROMOTE CONNECTIONS TO RETAIL CENTERS
4. DEVELOP GATEWAYS AS STATEMENT OF COMMUNITY

LIGHT INDUSTRY POSSIBILITIES

ROXBURY VISIONS STUDY

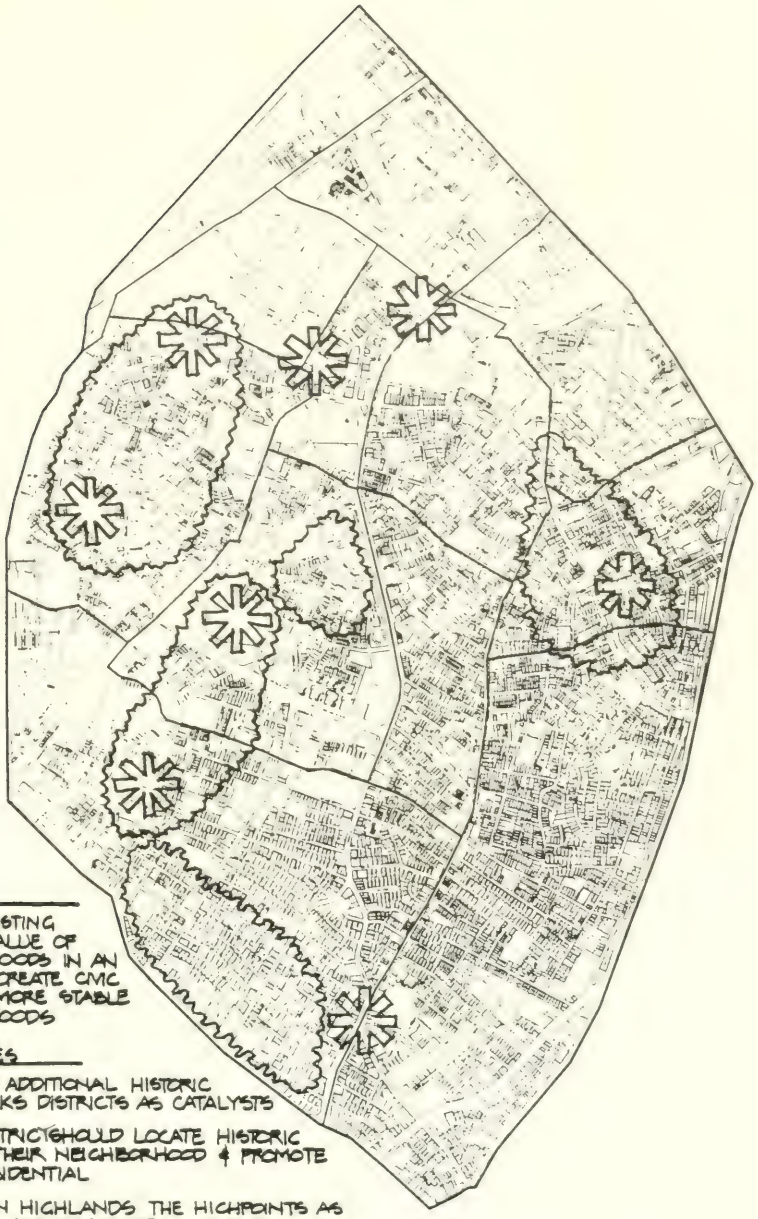
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



HISTORIC VALUE: ISSUES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



GOAL

PROMOTE EXISTING HISTORIC VALUE OF NEIGHBORHOODS IN AN EFFORT TO CREATE CIVIC PRIDE AND MORE STABLE NEIGHBORHOODS

POSSIBILITIES

1) DEVELOP ADDITIONAL HISTORIC LANDMARKS DISTRICTS AS CATALYSTS

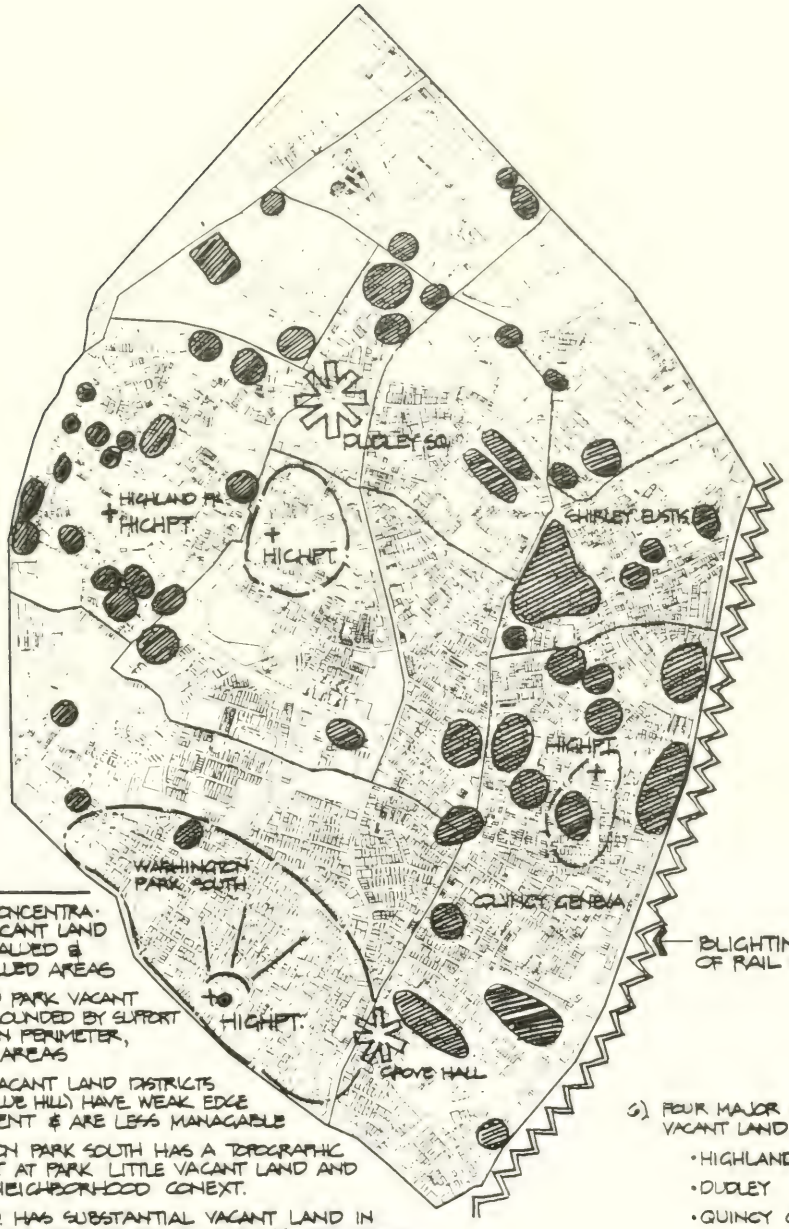
2) EACH DISTRICT SHOULD LOCATE HISTORIC CORE OF THEIR NEIGHBORHOOD & PROMOTE WITH RESIDENTIAL

3) FOCUS ON HIGHLANDS THE HIGHPOINTS AS CATALYSTS FOR RESIDENTIAL GROWTH

HISTORIC VALUE: POSSIBILITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS



ISSUES

1). LARGEST CONCENTRATION OF VACANT LAND IN MOST VALUED & LEAST VALUED AREAS

2). HIGHLAND PARK VACANT LOTS SURROUNDED BY SUPPORT SERVICES ON PERIMETER, SMALLER AREAS

3). LARGEST VACANT LAND DISTRICTS (EAST OF BLUE HILL) HAVE WEAK EDGE DEVELOPMENT & ARE LESS MANAGABLE

4). WASHINGTON PARK SOUTH HAS A TOPOGRAPHIC HIGHPOINT AT PARK. LITTLE VACANT LAND AND STRONG NEIGHBORHOOD CONEXT.

5). DUDLEY SQ. HAS SUBSTANTIAL VACANT LAND IN CENTRAL BUSINESS DISTRICT WHICH IS IMPACTING IMAGE OF THIS RETAIL AREA.

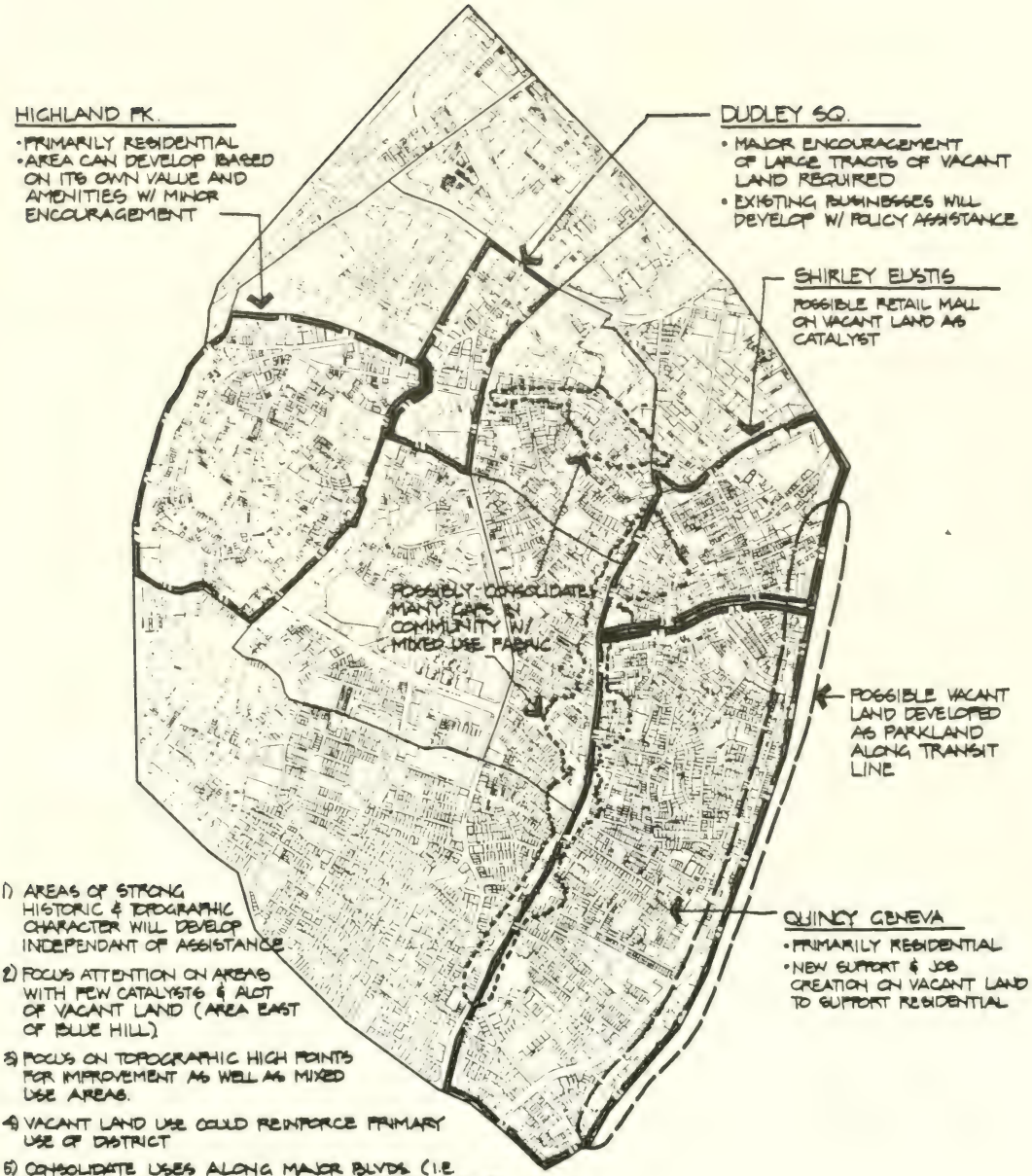
6). FOUR MAJOR AREAS OF VACANT LAND:

- HIGHLAND PK
- DUDLEY
- QUINCY GENEVA
- SHIRLEY/ EUSTIS

VACANT LAND/TOPOGRAPHY ISSUES

ROXBURY VISIONS STUDY

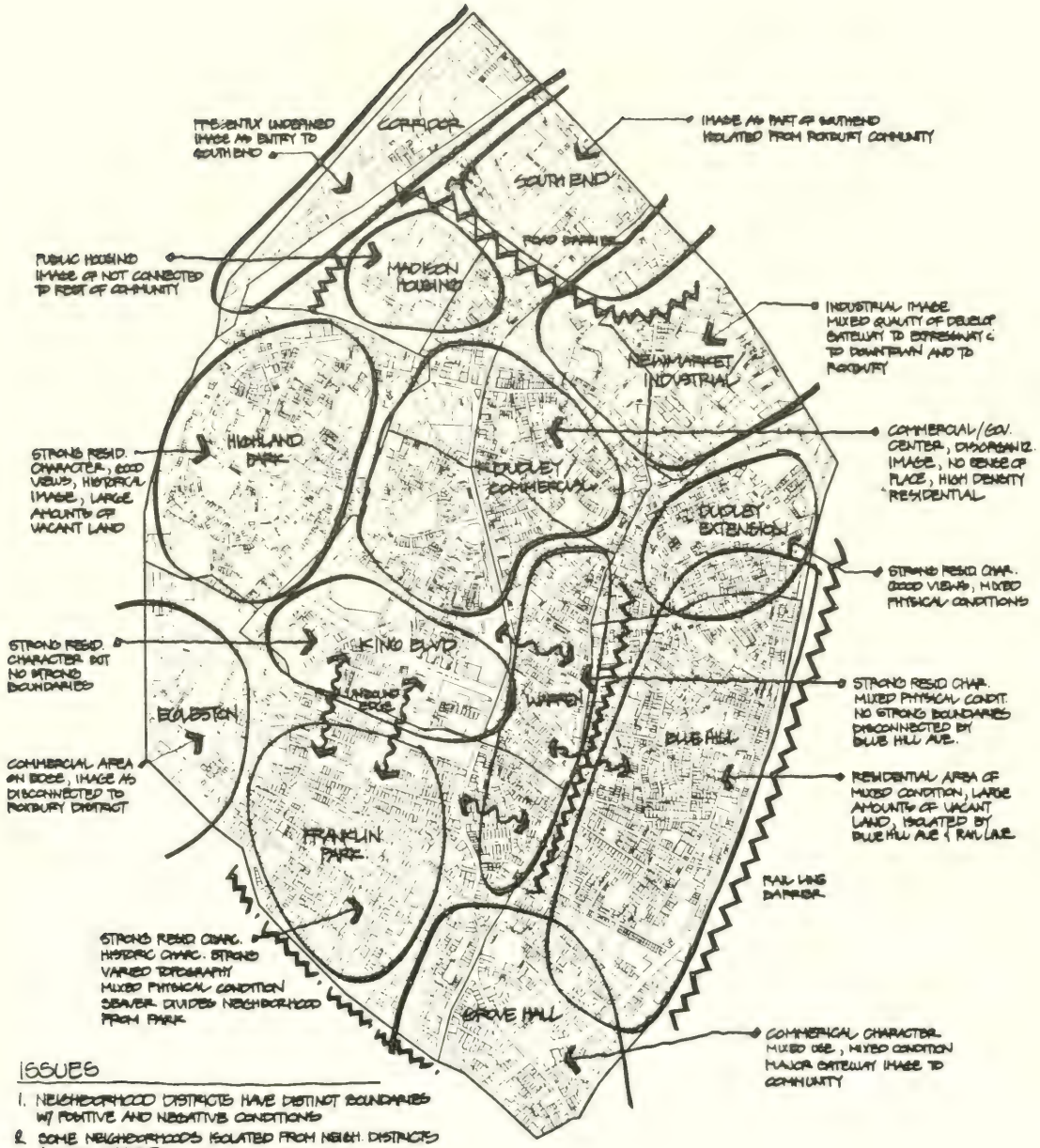
PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


HIGHLAND PK.
•PRIMARILY RESIDENTIAL
•AREA CAN DEVELOP BASED ON ITS OWN VALUE AND AMENITIES W/ MINOR ENCOURAGEMENT
DUDLEY SQ.
• MAJOR ENCOURAGEMENT OF LARGE TRACTS OF VACANT LAND REQUIRED
• EXISTING BUSINESSES WILL DEVELOP W/ POLICY ASSISTANCE
SHIRLEY ELSTIS
POSSIBLE RETAIL MALL ON VACANT LAND AS CATALYST
POSSIBLY CONSOLIDATE MANY GAPS & COMMUNITY W/ MIXED USE FABRIC
POSSIBLE VACANT LAND DEVELOPED AS PARKLAND ALONG TRANSIT LINE
QUINCY GENEVA
•PRIMARILY RESIDENTIAL
•NEW SUPPORT & JOB CREATION ON VACANT LAND TO SUPPORT RESIDENTIAL
1) AREAS OF STRONG HISTORIC & TOPOGRAPHIC CHARACTER WILL DEVELOP INDEPENDANT OF ASSISTANCE
2) FOCUS ATTENTION ON AREAS WITH FEW CATALYSTS & ALOT OF VACANT LAND (AREA EAST OF BLUE HILL)
3) FOCUS ON TOPOGRAPHIC HIGH POINTS FOR IMPROVEMENT AS WELL AS MIXED USE AREAS.
4) VACANT LAND USE COULD REINFORCE PRIMARY USE OF DISTRICT
5) CONSOLIDATE USES ALONG MAJOR BLVDS (I.E. BLUE HILL AVE.) TO ELIMINATE LARGE GAPS OF VACANT LAND IS POSSIBLE.

VACANT LAND / TOPOGRAPHY POSSIBILITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS


PRESENTLY UNDEFINED IMAGE AS ENTRY TO SOUTH END
CORRIDOR
IMAGE AS PART OF SOUTHEND ISOLATED FROM ROXBURY COMMUNITY
SOUTH END
ROAD BARRIER
PUBLIC HOUSING IMAGE OF NOT CONNECTED TO REST OF COMMUNITY
MADISON HOUSING
INDUSTRIAL IMAGE MIXED QUALITY OF DEVELOP GATEWAY TO EXPRESSWAY & TO DOWNTOWN AND TO ROXBURY
NEWMARKET INDUSTRIAL
STRONG RESID. CHARACTER, GOOD VIEWS, HISTORICAL IMAGE, LARGE AMOUNTS OF VACANT LAND
HIGHLAND PARK
COMMERCIAL/GOV. CENTER, DISORGANIZ. IMAGE, NO SENSE OF PLACE, HIGH DENSITY RESIDENTIAL
DUDLEY COMMERCIAL
DUDLEY EXTENSION
STRONG RESID CHAR. GOOD VIEWS, MIXED PHYSICAL CONDITIONS
STRONG RESID. CHARACTER BUT NO STRONG BOUNDARIES
KING BLVD
LANDLORD EDGE
WARREN
STRONG RESID CHAR. MIXED PHYSICAL CONDIT. NO STRONG BOUNDARIES DISCONNECTED BY BLUE HILL AVE.
EGLESTON
BLUE HILL
COMMERCIAL AREA ON EDGE, IMAGE AS DISCONNECTED TO ROXBURY DISTRICT
RESIDENTIAL AREA OF MIXED CONDITION, LARGE AMOUNTS OF VACANT LAND, ISOLATED BY BLUE HILL AVE & RAIL LINE
FRANKLIN PARK
RAIL LINE BARRIER
STRONG RESID CHARC. HISTORIC CHARC. STRONG VARIED TOPOGRAPHY MIXED PHYSICAL CONDITION SEAVER DIVIDES NEIGHBORHOOD FROM PARK
GROVE HALL
COMMERICAL CHARACTER MIXED USE, MIXED CONDITION MAJOR GATEWAY IMAGE TO COMMUNITY

ISSUES

1. NEIGHBORHOOD DISTRICTS HAVE DISTINCT BOUNDARIES W/ POSITIVE AND NEGATIVE CONDITIONS
2. SOME NEIGHBORHOODS ISOLATED FROM NEIGH. DISTRICTS & COMM. DISTRICTS
3. LARGE AMOUNTS OF VACANT LAND W/ VARYING EFFECTS
4. SOME DISTRICTS DISCONNECTED FROM WHOLE OF ROXBURY

NEIGHBORHOOD ISSUES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

SW CORRIDOR
SOUTHEND & MADISON
PROVIDE NEW LANDSCAPING PLAN TO IMPROVE IMAGE AREA TO SOUTHEND & TO ROXBURY PROPER
SOUTH BLVD
MADISON
NEW MARKET
ENCOURAGE PRIVATE DEVELOPMT AROUND INDUSTRIAL PARK W/ ADEQUATE BUFFERS
HIGHLAND PARK
DUDLEY
PROMOTE PRIVATE DEVELPMT AROUND COMMERCIAL CENTER AS CATALYST
HIGHLAND PARK
CIVIC/RETAIL CENTER
DUDLEY EXTENSION
PROMOTE HOUSING MAINT. REINFORCE RES. FABRIC W/ NEW LOW DENSITY HSG
DUDLEY
DUDLEY EXTENSION
BLUE HILL 1
KINGS BLVD
REINFORCE SINGLE FAMILY DEVELOPMT TO LINK TO FRANKLIN PARK
KINGS BLVD
SERVICE CENTER
SPECIALTY SHOPPING CENTER
EGLESTON
KINGS BLVD NODE
EGLESTON
REINFORCE PRIVATE DEVELOPMT AROUND COMMERCIAL CENTER
WARREN
PROMOTE HOUSING MAINT. PROVIDE LINK ACROSS BLUE HILL AVE. TO LINK NEIGHBORHOOD FABRIC OF WARREN & BLUE HILL
FRANKLIN PARK
FRANKLIN PARK
BLUE HILL 2
PROVIDE TWO PHASE HOUSING DEVELOPMENT
1. NEW PUBLIC FINANCED & PRIVATE HOUSING AROUND TRANSIT & COMMERCIAL NODES
2. INFILL HOUSING IN POCKETS REMAINING AFTER PHASE 1 ESTABLISHED
GROVE HALL
GROVE HALL
REINFORCE PRIVATE DEVELOPMENT AROUND COMMERCIAL CENTER & TRANSIT STATION
SW CORRIDOR
• ENCOURAGE PRIVATE DEVELPMT AROUND PROPOSED DEVELPMNT
• PROMOTE LINKS TO OTHER SECTIONS OF ROXBURY
HIGHLAND PARK
• REINFORCE PRIVATE DEVELOPMENT
• PROMOTE HISTORICAL REHAB
• INFILL INFILL VACANT LAND DEVELOPMT
• PROMOTE HOUSING MAINT.
KINGS BLVD
REINFORCE SINGLE FAMILY DEVELOPMT TO LINK TO FRANKLIN PARK
EGLESTON
REINFORCE PRIVATE DEVELOPMT AROUND COMMERCIAL CENTER
FRANKLIN PARK
• REINFORCE PRIVATE DEVELOPMT ON PARK EDGE TO STABILIZE NEIGHBORHOOD
• PROVIDE BETTER CONNECTION TO PARK & COMMUNITY ACTIVITIES @ PARK ENTRY POINTS
• PROVIDE LOANS FOR HOUSING MAINT.
POSSIBILITIES
1. DEVELOP SPECIFIC STRATEGIES FOR EACH NEIGHBORHOOD AREA ON ITS OWN SPECIFIC NEEDS
2. FOCUS RESIDENTIAL DEVELOPMENT AROUND COMMERCIAL CATALYSTS
3. PROMOTE LOW DENSITY HOUSING W/ OWNERSHIP TO WORK W/ FABRIC
4. FOCUS PRIMARY EFFORT ON UNDERDEVELOPED LAND W/ CONCENTRATIONS AT COMMERCIAL CENTERS

NEIGHBORHOOD POSSIBILITIES

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS

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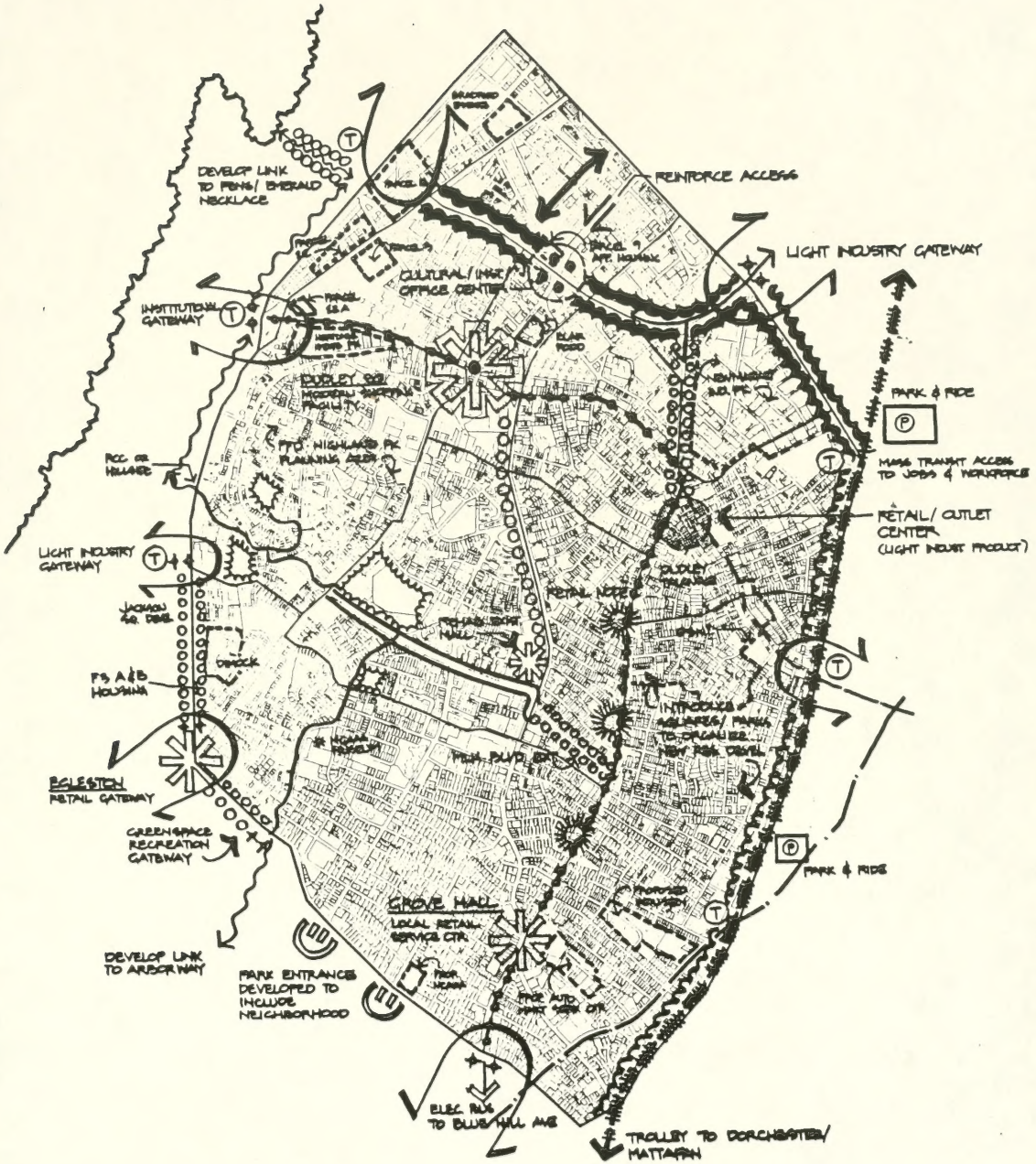
DEVELOP LINK TO FENS/ EMERALD NECKLACE
REINFORCE ACCESS
LIGHT INDUSTRY GATEWAY
CULTURAL/ INNOVATIVE OFFICE CENTER
INSTITUTIONAL GATEWAY
DUDLEY SQ. MODERN SHOPPING FACILITY
PARK & RIDE
MASS TRANSIT ACCESS TO JOBS & WORKFORCE
RETAIL/ OUTLET CENTER (LIGHT INDUST PRODUCT)
LIGHT INDUSTRY GATEWAY
DUDLEY TRANSFER
RETAIL NODE
INTRODUCE ACTIVITIES/ PLANTS TO ORGANIZE NEW PUBLIC DEVEL
ECLESTON RETAIL GATEWAY
GREENSPACE RECREATION GATEWAY
PARK & RIDE
GROVE HALL
LOCAL RETAIL SERVICE CTR.
DEVELOP LINK TO ARBORWAY
PARK ENTRANCES DEVELOPED TO INCLUDE NEIGHBORHOOD
ELEC. R/R TO BLUE HILL AVE
TROLLEY TO DORCHESTER/ MATTAPAN

COMPOSITE VISION

ROXBURY VISIONS STUDY

PRIMARY GROUP/ COMUNITAS
ARCHITECTS AND PLANNERS